

Zoning Ordinance:

Zoning is the most basic land use control. The zoning ordinance helps to insure that land uses are properly located with respect to one another, that land is available for each type of use and that density of development is suitable for the level of community services and natural conditions. A zoning ordinance will be prepared by the Planning Board for consideration of the Town Board during the next year.

Subdivision Regulations:

The basic tool in the development of new areas for urban use is subdivision regulations. They are effective in the development of a coordinated residential street layout and for the most efficient platting of lots. Subdivision regulations require developers to maintain proper design standards and to provide necessary improvements in subdivisions. Water and sewer line extensions and street improvements now provided by the town might be required by the developer through the subdivision ordinance. Developers may also be required to dedicate right-of-way for proposed thoroughfares and sites for proposed community facilities. Developer and purchaser are provided with more effective means of title transfer and are protected against unsound subdivision practices. Town officials may want to include this work element in a new planning contract.

Building Codes:

Building codes establish minimum standards for methods of construction and plumbing, heating and electrical installations. They also provide for inspection and enforcement of these standards. All non-residential and non-farm buildings are subject to the State Building Code. However, counties and towns may adopt stricter codes for those structures covered by the state code and may also adopt building codes for residential structures. A North Carolina Uniform